(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2012.

Notary Public

My commission expires:_____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120054626 DEEDWARR
Recvd: 07/25/12 14:23 2 pgs
Fees:13.00 Taxes:647.13
20120725-0065421

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael B. Mudd **Robin L. Mudd**	**New Owner**	**Map\Parcel: 142-13-0-C-117.00CO**
8644 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

R.A. Story and wife, Suzanne Story

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael B. Mudd and wife, Robin L. Mudd

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 8644, together with Carport Number C-8644, of River Plantation Condominiums, Section XI, Phase 3, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 10628, Page 661, as annexed in Book 11332, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10628, Page 677, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, of record in Book 9700, Page 836, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to John A. Anderson and wife, Carol A. Anderson by Warranty Deed from Haury and Smith Contractors, Inc., of Record in Instrument No. 20000128000911 9, Dated January 26, 2000. Said property was conveyed to American Title as Trustee for First Horizon Home Loan Corporation, of record in Instrument No. 20040105-0000967, Dated December 23, 2003 who subsequently appointed Shellie Wallace as Successor Trustee and Deanna Dorrough as Co-Trustee of record in Instrument No. 20101105-0088942, Dated November 5, 2010. Shellie Wallace, Sucessor Trustee and Deanna Corrough as Co-Trustee for American , offered said property for sale at public outcry to the higest bidder for cash, at which time said property was struck off and sold and conveyed by Trustees Deed to MetLife Home Loans, a division of MetLife Bank, NA. Whereas, the said MetLife Home Loans, a divison of MetLife Bank, NA has assigned its interest in said property to the Federal National Mortgage Associaion, its successors and assigns of Record in Instrument No. 20101210-0098488, Dated December 3, 2010, Register's Office for Davidson County, Tennessee. Said property was further conveyed to R.A Story and Suzanne Story by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of Record in Instrument No. 20110119-0005088, Dated January 5, 2011, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 835 & Page 836, Register's Office for DAVIDSON County, Tennessee.
Restrictions contained in an instrument of record in Book 7389, Page 924 and amended in Book 10623, Page 661, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10628, Page 677, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7402, Page 591, Register's Office for DAVIDSON County, Tennessee.
Rules and Regulations of record in Book 10628, Page 702, Register's Office for DAVIDSON County, Tennessee.
Annexation of record in Book 11332, Page 184, Book 11029, Page 592 and Book 11432, Page 903, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8644 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of July, 2012.

R.A. Story

Suzanne Story
By: R.A. Story, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, R.A. Story, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **R.A. Story** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Suzanne Story for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Suzanne Story and is authorized by Suzanne Story to execute this instrument on his/her behalf.

Witness my hand, at office, this 16th day of July, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 16, 2013

File #: **120569JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027